

OFFERING MEMORANDUM

5071

N. RAINBOW BLVD.

SUITE 160

LAS VEGAS, NV 89130



PROFESSIONAL OFFICE / CREATIVE COMMERCIAL CONDO



3,750 SF
SUITE SIZE



OWNER / USER
OPPORTUNITY



450 AMP
3-PHASE POWER



AMPLE
PARKING



THREE
ENTRANCES



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

NEVADA
PROPERTIES



COMMERCIAL DIVISION™

\$999,900

PROPERTY OVERVIEW



ASKING PRICE

\$999,000



SUITE SIZE

3,750 SF



BUILDING SIZE

10,000 SF



BUILT

Location was built in 2006



LAND SIZE

.89 AC



ZONING

Per Clark County; zoned as C-2 General Commercial



PARKING

4 per 1000 SF



POWER

450 AMP, 3-Phase



HVAC

Throughout

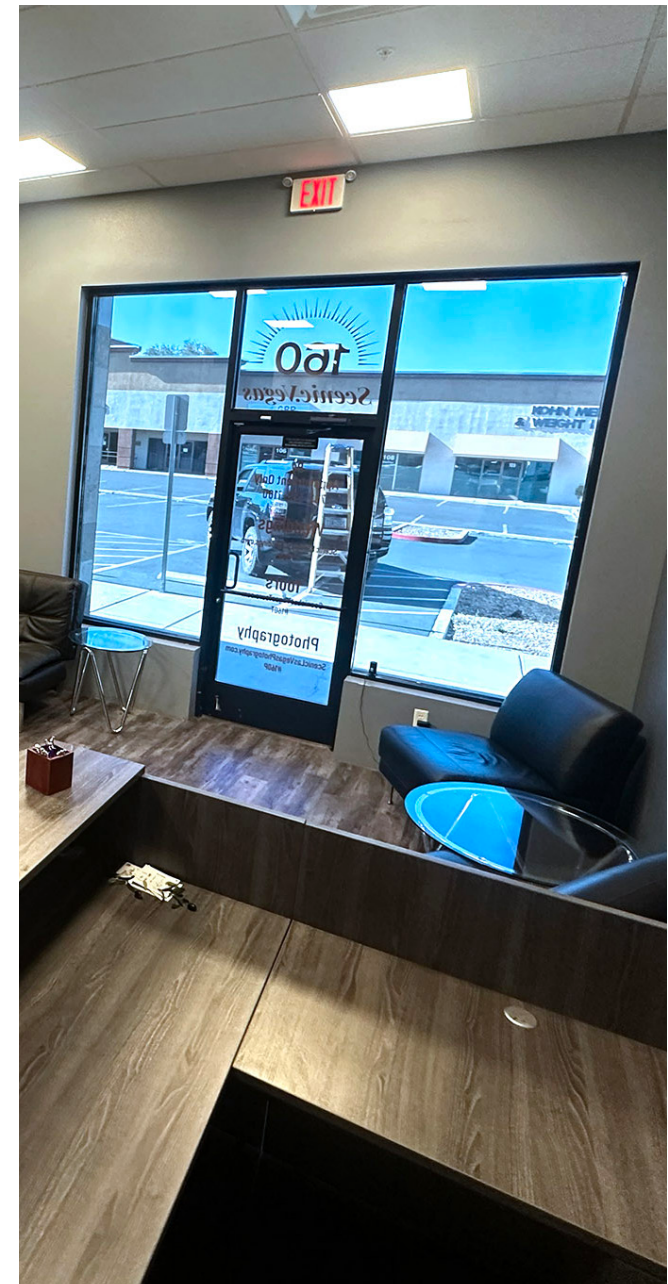


OWNERSHIP

Owner/User

PROPERTY HIGHLIGHTS

- ✓ Full modern Retail/Office condo with open layout and warehouse facility
- ✓ Over 2,000 SF of open space, ideal for studios, group sessions, or retail display
- ✓ 3 private offices
- ✓ 2 bathrooms, and 2 changing rooms (one with a deep sink)
- ✓ Reception area and break room
- ✓ Kitchenette
- ✓ 2 storage rooms
- ✓ Three separate entrances
- ✓ Ample on-site parking
- ✓ HVAC throughout
- ✓ 450 AMP, 3-Phase Power



This versatile commercial condo offers the perfect combination of modern professional finishes and functional warehouse space. The open floor plan, multiple private rooms, and three entrances provide exceptional flexibility for a wide range of office, creative, fitness, medical, or retail uses.

FLOOR PLAN



Floor plan not to scale. All dimensions are approximate. Buyer to verify.

NORTHWEST LAS VEGAS OVERVIEW

THE ELITE SUBMARKET

STRATEGIC LOCATION

Immediate access to US-95 and the 215 Beltway, connecting the entire Las Vegas Valley.

AFFLUENT COMMUNITIES

Surrounded by master-planned communities with strong household incomes and continued spending.

BUSINESS GROWTH

A thriving area for retail, medical, fitness, professional services and logistics operators.

STRONG DEMOGRAPHICS

High population and above average income levels continue to drive demand.



WHERE THE VALLEY REACHES NEW HEIGHTS

Position your business at the primary North-South artery of Northwest. 5071 N. Rainbow isn't just an address: it's a high visibility portal to the fastest-growing residential sector in Southern Nevada.

AERIAL MAP & LOCATION



LOCATION HIGHLIGHTS

- ✓ High visibility location on N. Rainbow Blvd.
- ✓ Direct access to US-95 & 215 Beltway
- ✓ Surrounded by national retailers, restaurants and amenities
- ✓ Minutes from Santa Fe Station and Centennial Hills

Great location in the NW of Las Vegas with easy access to freeways etc.

DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATON	12,358	86,742	202,155
 AVG HOUSEHOLD INCOME	\$12,2537	\$129,944	\$113,179
 TOTAL HOUSEHOLDS	4,292	30,034	72,146

TRAFFIC COUNTS (VPD)

N. RAINBOW BLVD.	±38,500
W. TROPICANA AVE.	±29,000
US-95 FREEWAY	±154,000
I-215	±120,000



STRONG MARKET FUNDAMENTALS

Rapid population growth

Above average household income

Excellent access & visibility

Diverse & Growth economy



EXCLUSIVELY LISTED BY:



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INFORMATION
ON THE PROPERTY**



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